

Planning Commission Public Notice

Notice is hereby given that the Hanover County Planning Commission has set **Thursday, December 14, 2023, at 6:00 P.M.**, in the Board Room of the Hanover County Government Building at Hanover Courthouse, Hanover, Virginia, as the day, date, time, and place for a public hearing to consider the following cases, at which public comments will be accepted:

REZ2023-00037, AUSTIN HAMLIN HOMES, INC. (DEVONWOOD SUBDIVISION)

Requests an amendment to the proffers approved with rezoning request C-3-99(c), Georgia L. Waldrop, on GPIN 7802-56-3961, zoned RC(c), Rural Conservation District with conditions, and located on the west line of Devonwood Road (private road) approximately 0.4 miles south of its intersection with Mountain Road (U.S. Route 33). The proposed zoning amendment would amend the cash proffer. (PUBLIC HEARING)

Magisterial District: South Anna

REZ2023-00036, JOYCE H. MITCHELL

Requests to rezone from A-1, Agricultural District, to AR-6(c), Agricultural Residential District with conditions, on GPIN 7873-82-6666, consisting of approximately 7.16 acres, and located on Mitchell Trail (private road) approximately 1,500 feet west of its intersection with Mount Hope Church Road (State Route 602). The subject property is designated on the General Land Use Plan Map as Rural/Agricultural. The proposed zoning amendment would permit the creation of one additional building lot for a family member for a gross density of one (1) dwelling unit per 3.58 acres. (PUBLIC HEARING)

Magisterial District: Beaverdam

REZ2023-00038, SEVEN CONNIE HALL, L.L.C.

Requests to rezone from A-1, Agricultural District, to AR-6(c), Agricultural Residential District with conditions, on GPIN 7823-10-2480, consisting of approximately 17.6 acres, and located on the south line of Connie Hall Road (State Route 781) approximately 100 feet west of its intersection with Woodman Hall Road (State Route 674). The subject property is designated on the General Land Use Plan Map as Rural/Agricultural. The proposed zoning amendment would permit the creation of one (1) additional building lot for a gross density of one (1) dwelling unit per 8.8 acres. (PUBLIC HEARING)

Magisterial District: Beaverdam

REZ2023-00032, LAWSON DOWELL

Requests to rezone from A-1, Agricultural District, to AR-6(c), Agricultural Residential District with conditions, on GPIN 7799-80-1562, consisting of approximately 20.59 acres, and located on the west line of Mount Hermon Road (State Route 656) at its intersection with Clay Springs Drive (private road). The subject property is designated on the General Land Use Plan Map as Rural/Agricultural. The proposed zoning amendment would permit the creation of three (3) building lots for a gross density of one (1) dwelling unit per 6.86 acres. (PUBLIC HEARING)

Magisterial District: Beaverdam

CUP2023-00016, MEGA RV STORAGE 2, L.L.C.

Requests a Conditional Use Permit in accordance with Section 26-174.13 of the Hanover County Zoning Ordinance to permit vehicle storage on GPIN 7778-96-4124, consisting of approximately 9.06 acres, zoned M-2(c), Light Industrial District with conditions and located on the south line of Cobbs Road (State Route 801) approximately 0.43 miles west of its intersection with Washington Highway (U.S. Route 1). The subject property is designated on the General Land Use Plan Map as Business Flexible. (PUBLIC HEARING)

Magisterial District: South Anna

REZ2023-00004, ANTIQUE LANE HOLDINGS, L.L.C.

Request to rezone from A-1, Agricultural District, to M-1(c), Limited Industrial District with conditions, on GPINs 8715-15-0495, 8715-15-2204, 8715-15-3249, 8715-15-2585, and 8715-15-2746, consisting of approximately 6.17 acres, and located on the north line of Antique Lane (State Route 305) approximately 100 feet northwest of its intersection with Pole Green Road (State Route 627). The subject property is designated on the General Land Use Plan Map as Employment Center. The proposed zoning amendment would allow for the development of a self-storage facility. (PUBLIC HEARING) **Magisterial District: Henry**

CUP2023-00006, PEARSONS CORNER ASSOCIATES R.L.L.P.

Request a Conditional Use Permit in accordance with Section 26-120.6 of the Hanover County Zoning Ordinance to permit a convenience store with more than eight fueling positions on GPIN 8707-62-4673(part), consisting of approximately 5.3 acres, zoned B-2, Community Business District, and located on the northwest quadrant of the intersection of Chamberlayne Road (U.S. Route 301) and New Ashcake Road (State Route 643). The subject property is designated on the General Land Use Plan Map as Neighborhood Commercial. (PUBLIC HEARING) **Magisterial District: Beaverdam**

Important Information

Copies of the above cases may be reviewed in the Planning Office, Monday through Friday, between the hours of 8:30 a.m. and 5:00 p.m. please contact the Planning Office or you may also go to <https://www.hanovercounty.gov/696/Planning-Commission-Upcoming-and-Archive> for more information.

Please note zoning case information is time sensitive, therefore online documents may not reflect the latest changes.

For questions on case information, contact the Planning Department:

Monday - Friday, 8:30 a.m. – 5:00 p.m.

(804) 365-6171

Hanover County has attempted to ensure that the data contained in this file is accurate and reflects the property's characteristics. However, the county makes no warranties, expressed or implied, concerning the accuracy, completeness, reliability, or suitability of this data. Hanover County does not assume any liability associated with the use or misuse of this data.